105.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	866,800 / 866,800
					USE VALUE:	866,800 / 866,800
					ASSESSED:	866,800 / 866,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMPBELL MATTHEW P/DONNA		
Owner 2:			
Owner 3:			
Street 1:	10 OLD COLONY RD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	CADAGAN JOHN P JR -
Owner 2:	JJB REALTY TRUST -
Street 1:	10 OLD COLONY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 2384 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11000.000	341,800		525,000	866,800
Total Card	0.253	341,800		525,000	866,800
Total Parcel	0.253	341,800		525,000	866,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.56 | /Parcel: 363.5

Legal Description

User Acct

67420

GIS Ref

GIS Ref

Insp Date

04/24/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 105.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	341,800	0	11,000.	525,000	866,800	866,800	Year End Roll	12/18/2019
2019	101	FV	265,800	0	11,000.	525,000	790,800	790,800	Year End Roll	1/3/2019
2018	101	FV	265,800	0	11,000.	450,000	715,800	715,800	Year End Roll	12/20/2017
2017	101	FV	265,800	0	11,000.	420,000	685,800	685,800	Year End Roll	1/3/2017
2016	101	FV	265,800	0	11,000.	360,000	625,800	625,800	Year End	1/4/2016
2015	101	FV	264,500	0	11,000.	322,500	587,000	587,000	Year End Roll	12/11/2014
2014	101	FV	231,200	0	11,000.	298,500	529,700	529,700	Year End Roll	12/16/2013
2013	101	FV	245,300	0	11,000.	284,600	529,900	529,900		12/13/2012

!8320!

PRINT

Date	Time
12/10/20	22:53:54

LAST REV

Date	Time
05/12/16	17:29:15

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8320

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JJB RT	35908-242		7/17/2002		482,700	No	No		
	12119-667		12/1/1971		39,800	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2013	1064	Addition	80,000	O				
4/19/2006	282	Re-Roof	9,444					

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2016	Left Notice	PT	Paul T
4/24/2014	Measured	PC	PHIL C
2/25/2014	Info Fm Prmt	EMK	Ellen K
2/5/2013	OWNR INFO	MM	Mary M
6/5/2009	Measured	189	PATRIOT
4/20/2000	Inspected	263	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	263	PATRIOT
8/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	67420
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11000		Sq. Ft.	Site		0	70.	0.68	4									525,001						525,000	

Total AC/HA:	0.25253	Total SF/SM:	11000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	525,001	Spl Credit		Total:	525,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.26655889
Const Adj.:	0.99992472
Adj $ / SQ:	120.314
Other Features:	88086
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383215
Depreciation:	41387
Depreciated Total:	341827

COMMENTS

OF=SHOWER STALL MAIN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

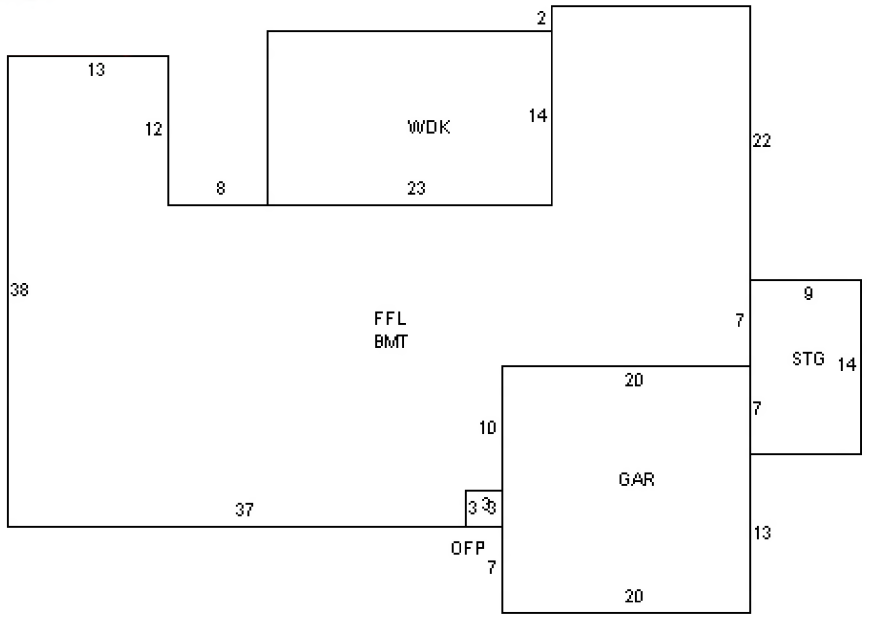
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	120.31
Special Features:	0	Val/Su Net:	80.18
Final Total:	341800	Val/Su SzAd	200.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,703	45.480	77,450
FFL	First Floor	1,703	120.310	204,895
GAR	Garage	400	21.250	8,499
WDK	Deck	322	9.100	2,932
STG	Storage	126	7.590	956
OFP	Open Porch	9	44.000	396

Net Sketched Area:	4,263			Total:	295,128
Size Ad	1703	Gross Are	4263	FinArea	2384

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	